

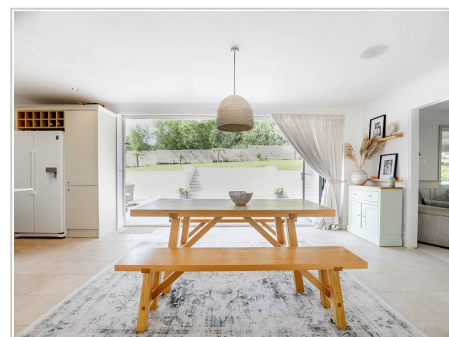
The Retreat,
Pen Y Turnpike Road,
Dinas Powys,
Vale of Glam.
CF64 4HG

1,425,000



- CALL THE DINAS POWYS SALES OFFICE TO VIEW TODAY
- RECENTLY COMPLETED PROJECT WITH WARRANTY
- ACCOMMODATION EXTENDING TO OVER 4,000 SQ FT
- 0.6 OF AN ACRE PLOT BORDERING OPEN COUNTRYSIDE
- POTENTIAL FOR ANNEX & MULTI-GENERATIONAL LIVING
- 5 BEDROOMS & 3 BATHROOMS
- PAIR OF BALCONIES & ELEVATED VIEWS
- 12M KITCHEN WITH 5M BI-FOLDING DOORS
- TWO RECEPTIONS, SNUG & STUDY

Ref: PRA11234



General Description

The accommodation, plot size, specifications and versatility of this fabulous property speak for themselves. For further information or to arrange a viewing today, please call the Dinas Powys sales office.

Accommodation

Property Summary

GENERAL

Recently completed scheme with warranty

Accommodation extending to c.4,000 sq ft

0.6 acre plot bordering open countryside

5 bedrooms including a ground floor guest suite

Family & pair of en-suite bathrooms

2 reception rooms

Snug & home office

Open plan kitchen, dining & family room

Cloak & utility rooms

Fitness suite

Pair of balconies

Landscaped grounds

Cat 5 data cabling

CCTV

Alarm

Sonos sound system

HALLWAY

Composite entrance door with glazed side panels

Luxury vinyl tile floor finish

Staircase with oak balustrade

CLOAKROOM

Vanity unit with wash hand basin and marble top

WC

KITCHEN

Sigma 3 kitchen with quartz work surfaces

Twin 'Neff' ovens & microwave

'Elica' induction hob with downdraft extraction

American fridge / freezer

Wine cooler & built in wine rack

6m island with storage units

12m width with 5m bi-folding doors opening onto the terrace

Limestone floor

Recessed spot lights

Property Summary Continued

UTILITY ROOM

Sigma 3 units

Quartz work tops

Belfast sink
Plumbing for a washing machine & tumble dryer
French doors opening onto the garden
Door leading to the gym (garage conversion)
Limestone floor

FITNESS SUITE

Luxury vinyl tile floor finish
Run of full height glazing
French doors
Mirrored wall
Storage cupboard housing the boiler and hot water cylinder

RECEPTION 1

Wood burner with oak mantel
French door opening onto a tiled veranda

RECEPTION 2

Dual aspect
Media wall
Integrated shelving and cabinets
Wood store
Wood burner

GROUND FLOOR GUEST SUITE

Potential for self-containment with adjoining living room to create an annex
Double bedroom
En-suite bathroom with WC, wash hand basin and walk-in shower with rain water head

Property Summary Continued

FIRST FLOOR BEDROOMS

Vast luxurious master suite
balcony with panoramic views
Walk around dressing area with run of bespoke wardrobes
En-suite bathroom with vanity unit, WC and walk-in shower
Limestone floor

Three further first floor double bedrooms, one with balcony

FAMILY BATHROOM

Stylish bathroom
Freestanding bath
Walk-in shower with rainwater head
Vanity unit with 'His & Her' wash hand basins
Limestone floor

GARDEN FRONT

Blue 'Elias' stone gate posts with electric gates
Sweeping driveway with 'blossom' stone chipping finish
Potential for a garage
Porcelain steps falling to a formal lawn with bespoke tree house

GARDEN REAR

Extensive tiled patio with steps rising to a large formal lawn
Composite decked terrace with pergola and sunken hot tub
Sound and projector system
Feature lighting

Services

Mains electricity, mains water, mains drainage and mains gas.

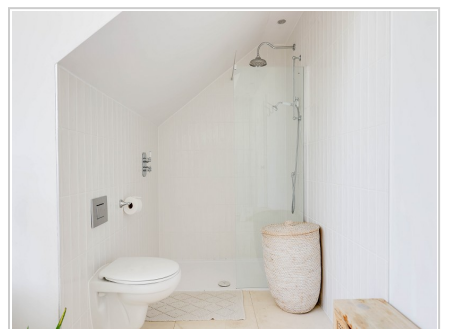
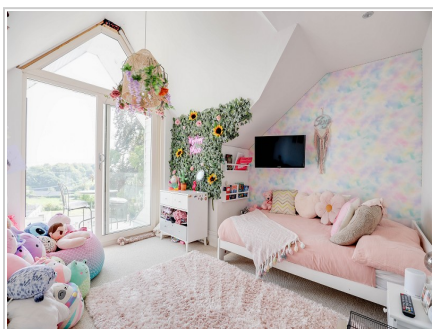
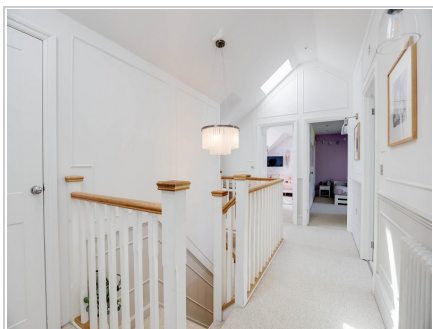
Tenure

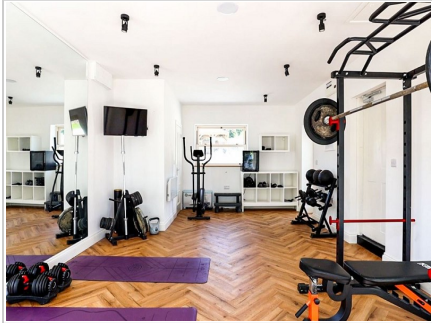
We are informed that the tenure is Freehold

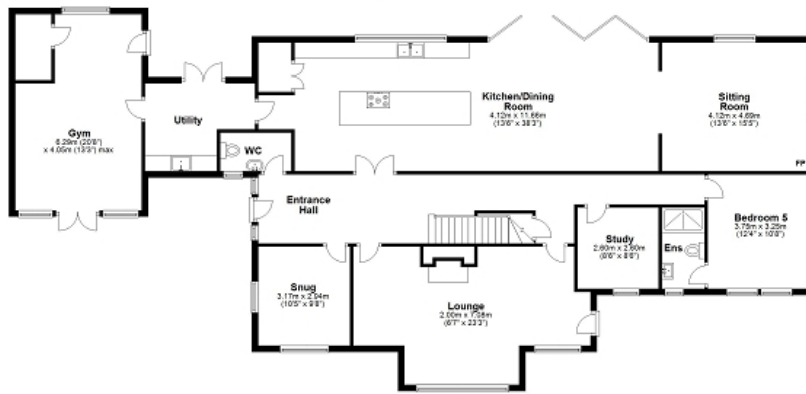
Council Tax

Band G

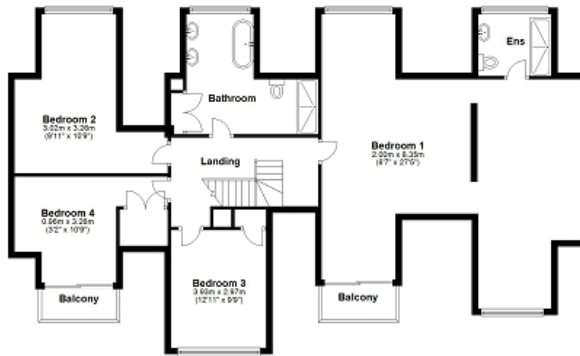


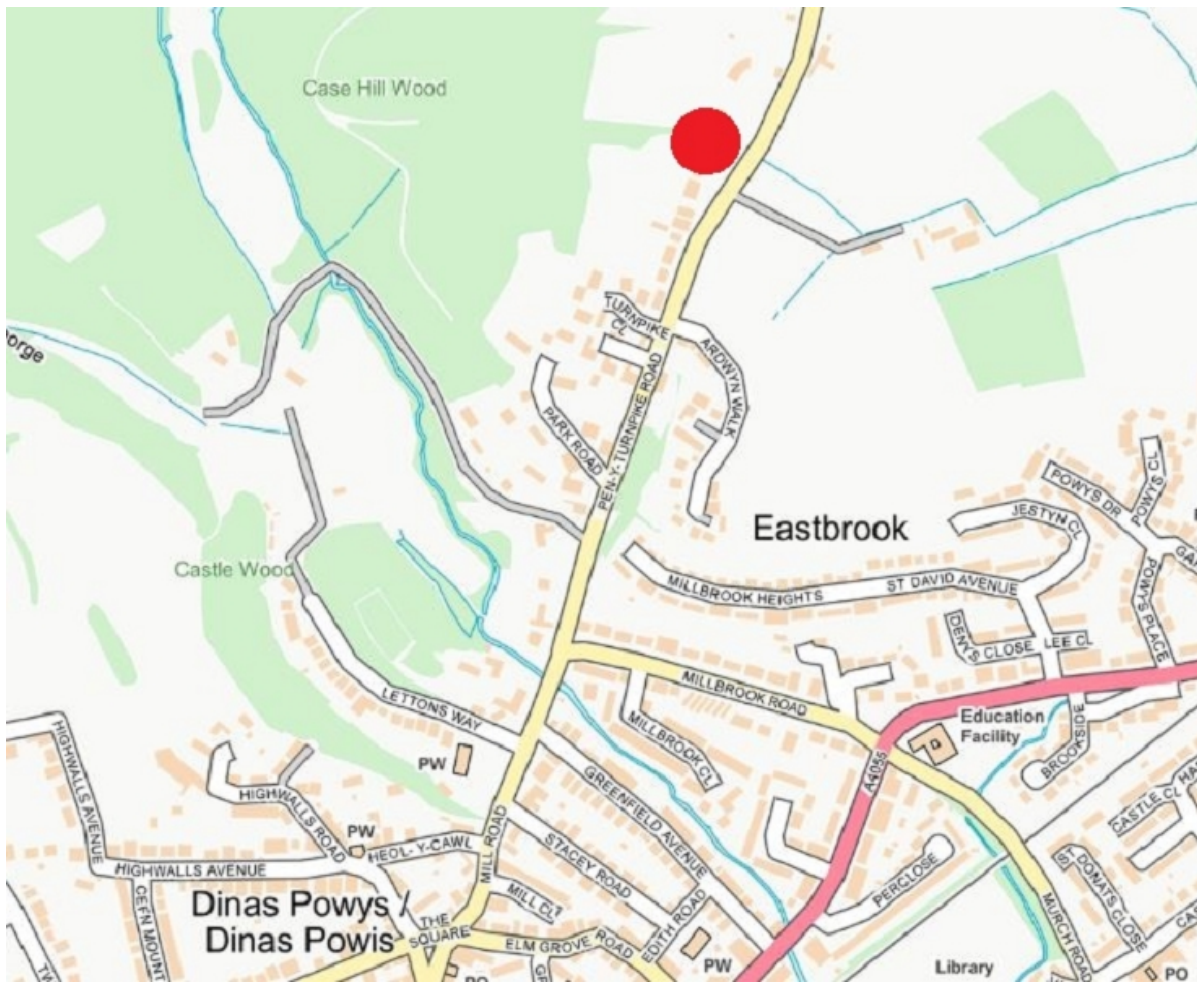






First Floor
Approx. 120 sq. metres (1300 sq. feet)





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.